

Hildreth House Improvement Committee
Minutes of the 7/14/14 meeting
4 p.m. at the Hildreth House

Members present: Laura Andrews, Pat Jennings, Connie Larrabee, Fran Nickerson, Ann Taylor, David Vannicola

Others present: Drayton Fair (LLB Architects), Aimee Lombardo (LLB), Erin McBee (Planning Board liaison), Debbie Thompson (COA director), Lucy Wallace (Board of Selectman liaison)

Connie called the meeting to order at 4:05 p.m.

The Committee approved the minutes of the June 9 meeting as amended to add, “add upstairs multi-purpose room” to Phase 3.

Construction Estimates

Drayton presented the construction estimates for the three phases:

Phase 1 - \$691,490 - Scope is to add lower level parking, make driveway improvements (including widening the driveway), accommodate storm-water retention, raise the porch, make second-floor bathroom handicapped accessible, install the lift, and reconfigure pantry area for the lift. This cost uses a dormer instead of gable roof that would cost \$7,548 more. After discussion, the Committee voted favorably to use the dormer.

Phase 2 - \$357,424 - Scope is to add upper level parking, enlarge storm-water retention, add parking turnaround, add sloped walkway access, extend covered porch, and add handicapped-accessible vestibule.

Phase 3 - \$1,905,328 - Scope is to renovate kitchen, remove west staircase, reconfigure first floor handicapped-accessible bathrooms, reconfigure first floor storage/pantry, add large dining room, add upstairs multi-purpose room, build new egress staircase in addition, and renovate the mechanical systems.

Total construction cost estimate - \$2,954,242. **Drayton will email the estimate to Connie.**

Drayton pointed out that the last estimate was \$2.9 million for construction costs and \$3.4 million total cost. (Note: these were the 4/22/13 figures; the revised estimate 9/24/13 was \$3.1 million and \$3.7 million, respectively.) The total includes architectural engineering fees, document and printing costs, contingencies, owners’ project manager costs, geo technical surveys, and other costs.

Ann asked if the work in Phase 1 would trigger the state’s requirement to bring everything up to code if costs exceed 30 percent of the assessed value. Drayton said that since we aren’t changing use or occupancy and since we’re improving access, it shouldn’t. **They will look into it in the design development phase.**

Drayton said the project would save \$247,517 on construction costs if done in a single phase.

Connie asked for a breakdown of site work and other large items. Aimee said:

Phase 1 site work = \$225k of the \$691k

Phase 2 site work = \$156k of the \$357k

Drayton said they would get us the numbers of Phases 1 and 2 together.

In a roll-call vote, all Committee members voted to combine Phases 1 and 2 to reduce project costs.

Erin asked about the driveway length because July 2 the Planning Board changed some requirements. **Drayton and Aimee will look into it and let us know.**

Drayton suggested that we include the owners project manager soon. He would look at all soft costs with the new estimate and apply percentages. When he costs Phases 1+2 and Phase 3, we will know how much more it will cost to phase the project. **Drayton and Aimee will follow up with the OPM.**

Pete Tenapy of A.M. Fogerty & Associates in Hingham is the new cost estimator. Aimee said she had filled him in on the history of the project and he is looking closely at the costs. The costs assume construction in 2015 (FY16).

Lucy estimated that around \$30k remained in schematic funds for Town Hall and Hildreth House, but acknowledged that LLB's bills for Town Hall might consume a good portion of that. Ann suggested that we get the bills and find out exactly how much is available. **Lucy said she would check with Lorraine Leonard.**

HHIC Objectives

We agreed that the Committee should recommend a schematic plan to the Board of Selectmen. We discussed what committee should be responsible for taking the plan to Annual Town Meeting.

After discussion, we agreed that 1) HHIC would update the COA board, 2) HHIC and COA would agree on a strategy for ATM, and 3) HHIC and COA would make a recommendation to the BOS in September. **Connie will contact the COA board.**

The next meeting is scheduled Monday, August 4, at 4 p.m. (Note: later changed to August 11.)

Connie adjourned the meeting at 5:40 p.m.

Laura Andrews, recorder